

Residential Tenancies Board

Determination Order

Ref: TR1021-005124/DR0621-70546

In the matter of Pat Canning [Appellant Tenant] and Adrian McEntaggart [Respondent Landlord] the Residential Tenancies Board, in accordance with Section 97 of the Residential Tenancies Act, 2004, determines that:

1. The Notice of Termination dated 27th May 2021, served on behalf of the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at 92 Prussia Street, Dublin D07 Y7 R7 is valid.
2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Landlord shall refund the security deposit of €600 to the Appellant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Tenant's applications regarding the Respondent Landlord's breach of obligations under the Act in failing to allow him peaceful and exclusive occupation of the dwelling and in failing to carry out repairs in respect of the tenancy of the above dwelling are not upheld.

This Order was made by the Residential Tenancies Board on 02 March 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director